



**£230,000**

**The Old Brewery**

Horndean, PO8 0QQ

## PROPERTY SUMMARY

We are delighted to offer for sale this Ex-show beautiful 2 bedroom apartment situated in the heart of Horndean village with easy access to the A3 and forming part of the historic gales brewery development. This well presented first floor apartment benefits from a large lounge/kitchen with space for dining room table, two good sized bathrooms with en-suite to the master, family bathroom suite. Externally there is private balcony leading onto communal garden, two secure allocated parking spots with video and phone entrance system. There are local amenities restaurants, pubs and shops right on your doorstep. Internal viewings are strongly recommended contact us as sole agents on 02392 231 100.





**ENTRANCE HALL** Radiator, 2x storage cupboards, intercom system.

**BEDROOM 1** 12' 0" x 9' 0" (3.66m x 2.74m) Window to side aspect, radiator, door to:

**ENSUITE** Window to rear aspect, heated towel rail, spot lighting, extractor fan, walk in electrical shower cubicle, hand wash basin with mixer taps, WC.

**BEDROOM 2** 14' 7" x 8' 9" (4.44m x 2.67m) Window to side aspect, radiator, storage cupboard housing boiler, mirrored fitted wardrobes.

**BATHROOM** Heated towel rail, spot lighting, extractor fan, panelled bath, hand wash basin with mixer tap.

**LOUNGE/DINER/KITCHEN** 19' 0" x 16' 6" (5.79m x 5.03m) Window & door to side aspect leading to private balcony, 2x radiators, spot lighting, range of high and low fitted base units with work surfaces over, under unit spot lighting, stainless steel 1 & half sink bowl unit with mixer tap & integral draining board, integrated oven, electrical hob with extractor hood above, integrated fridge/freezer, integrated dishwasher, integrated washing machine.

## **OUTSIDE**

**BALCONY** Private balcony leading on to:

## **COMMUNAL GARDEN**

**PARKING** Underground secured car parking allocated space for 2 cars and a bike store

**LEASE DETAILS** As of May the vendor has informed us that the lease details are as follows:-

Freeholder/Managing Agent: First Port

Balance Of Lease: 115 (approx) years remaining

Service/Maintenance Charges: £2000.00 (approx) per annum including building insurance of £758.52 per year

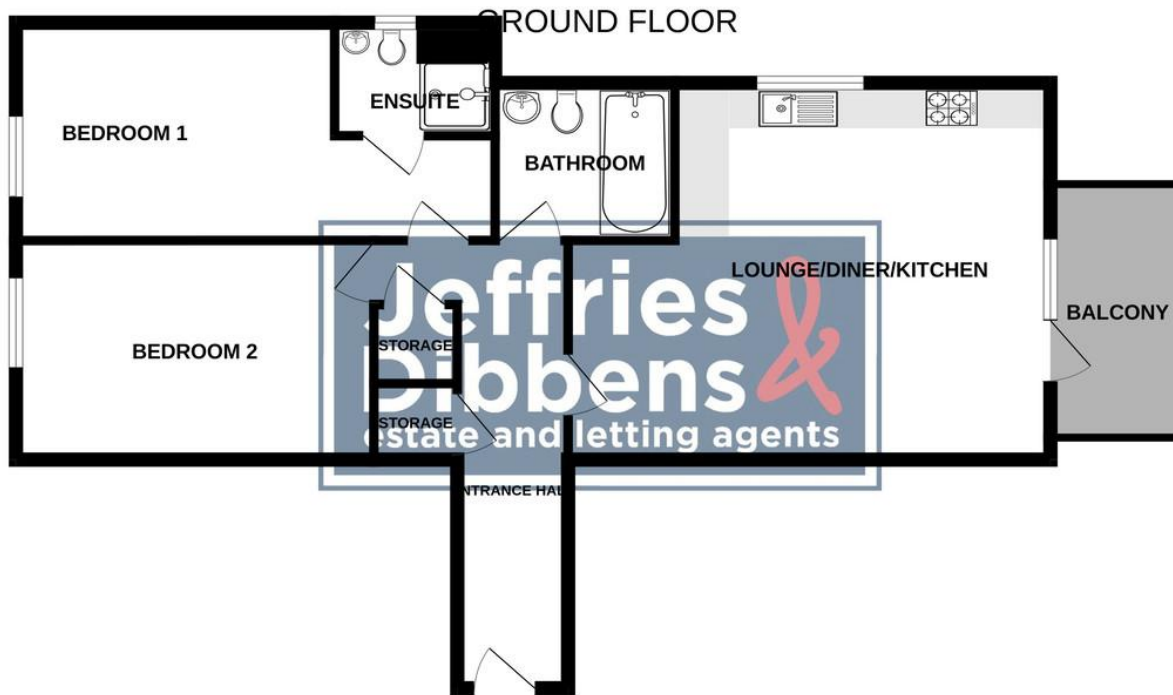
Service Charge Review Period: Annually

Ground Rent: £275.00 (approx) per annum

Ground Rent Review: Annually

Confirmation of all charges relating to this property should be confirmed by your solicitor prior to any exchanging of contracts.





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## LOCAL AUTHORITY

**TENURE**  
Leasehold

**COUNCIL TAX BAND**  
Band

**VIEWINGS**  
By prior appointment only

Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	82 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

As part of our legal obligations under the **Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017**, we are required to conduct an **electronic identity verification check** on all purchasers. Please note that this is **not a credit check** and will **not affect your credit history** in any way. Purchasers are required to make a one off payment of £24 inc VAT to facilitate this requirement.

**Jeffries  
Dibbens &**  
estate and letting agents

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